

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

7 BLACKWOOD STREET, SHEPPARTON, VIC 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$322,000

Median sale price

Median price

\$282,750

Property type

House

Suburb

SHEPPARTON

Period

01 April 2019 to 31 March 2020

Source


pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable

Price

Date of sale

32 CHERTSEY RD, SHEPPARTON, VIC 3630	\$317,000	20/02/2020
12 SMITH ST, SHEPPARTON, VIC 3630	\$314,000	30/01/2020
39 PRINCES CRES, SHEPPARTON, VIC 3630	\$320,000	28/10/2019

This Statement of Information was prepared

25/06/2020



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 BLACKWOOD STREET, SHEPPARTON,

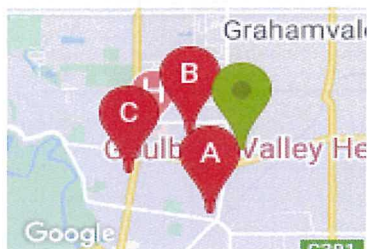
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$322,000**

MEDIAN SALE PRICE



SHEPPARTON, VIC, 3630

Suburb Median Sale Price (House)

\$282,750

01 April 2019 to 31 March 2020

Provided by:

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



32 CHERTSEY RD, SHEPPARTON, VIC 3630

3 1 1

Sale Price

\$317,000

Sale Date: 20/02/2020

Distance from Property: 1km



12 SMITH ST, SHEPPARTON, VIC 3630

3 1 2

Sale Price

\$314,000

Sale Date: 30/01/2020

Distance from Property: 759m



39 PRINCES CRES, SHEPPARTON, VIC 3630

3 1 1

Sale Price

\$320,000

Sale Date: 28/10/2019

Distance from Property: 1.6km

